

COUNTY BOARD DRAFT

September 1980

PROPOSED WEST RANGE LAND USE PLAN AND ZONING

WEST RANGE PLANNING AREA

This draft was prepared by the St. Louis County Planning and Zoning Department in cooperation with a citizen committee representing Townships in the West Range area.

Recommended by the St. Louis County
Planning Commission, August 14, 1980

Adopted by Board of County Commissioners
September 22, 1980

Effective Date: October 6, 1980

INTRODUCTION

This report contains goals, policies, plan concepts and zoning proposed for the West Range area. The following Towns are included in this effort: Balkan, Cherry, Clinton, French, Great Scott, Sandy, Wuori, Township 59-Range 21, Township 60-Range 20, Township 60-Range 19, Township 60-Range 18, and Township 59-Range 18. This document reflects the results of a nine month planning effort during which twelve public meetings were held throughout the area. Additionally, two public hearings were held by the Planning Commission on August 11th in Balkan and August 14th in Virginia.

GOALS

- Goal 1: Existing residential development area should be protected from land development that will alter the area's rural character, substantially reduce property values, or adversely affect the environmental quality presently enjoyed by area residents.

- Goal 2: New residential, commercial and industrial development should be encouraged in areas with adequate public facilities and services, adequate soil and topographical conditions and away from conflicting uses, and such development should be done in a manner that holds down housing costs.
- Goal 3: Government, private industry and individuals should as a matter of high priority take actions that will conserve energy.
- Goal 4: The continuation of the taconite industry is very important to the economic well being of the area. Land use decisions should be guided towards encouraging the development of this industry while protecting private property rights and the public's health, safety and general welfare.
- Goal 5: The water resources of the area should be protected from development that will result in overuse and degradation of the resource.
- Goal 6: Lands suitable for forest crop production, including firewood cutting, are becoming increasingly valuable, efforts should be made to maintain a stable commercial forest land base of public and private lands to provide for the perpetuation and development of forest related industries.
- Goal 7: Existing agricultural activities and lands should be enhanced for the benefit of area and state residents.
- Goal 8: Commercial development should occur in a manner that would provide increased convenience to the general public while having only a limited impact upon nearby dissimilar uses and public facilities.
- Goal 9: Industrial development is encouraged in areas that have adequate support facilities and with provisions that will protect adjacent uses.
- Goal 10: Recreation facilities should be developed that meet the needs of local residents; whenever possible, recreation facilities intended for use by tourists should be developed by private enterprise.
- Goal 11: Township and citizen participation in the land use planning effort and review of applications is encouraged and should be expanded, particularly through the increased involvement of town government.

POLICIES

- Policy 1: The rural nature of much of the West Range area is recognized, and where it is determined that residential development is to be encouraged the minimum lot size should be at least 4.5 acres. Smaller lot development should be permitted only near urban areas where a possibility exists for public water and sewer or within areas already densely populated and are capable of supporting additional development.
- Policy 2: Land development should be designed in a manner that takes into consideration the following concerns: flooding potential, drainageways, adverse soil or rock formations, wetlands, erosion potential, slopes, adequacy of water supply, and sewage disposal capabilities. Development which conflicts with such concerns should either not be approved or designed to minimize such impact.
- Policy 3: Cluster subdivisions are encouraged in order to preserve open space, reduce road mileage, avoid environmentally sensitive areas and maximize energy conservation.
- Policy 4: Mining companies, using their own land, should provide buffering from residential area. The County and Towns should examine the State's reclamation regulations as to buffering and, when not adequate, implement more restrictive buffering standards.
- Policy 5: Residential development should be permitted near mining areas provided densities are kept low in the area of the ore body and near environmental and safety hazard areas.
- Policy 6: Residential development in shoreland areas but not with lake frontage should be guided by the same land use densities requirements that control adjacent lands outside the shoreland area.
- Policy 7: Forest lands should be protected and managed as a renewable natural resource, a recreation resource and a potential industry contributing to the welfare of the areas.
- Policy 8: The development of forest management plans by Federal, County, and State governments and forest land owners is encouraged, with provisions for firewood supply being included in these plans; no land use decisions should be made during plan development that will significantly alter the intended results of these plans.
- Policy 9: Industrial development should occur either in industrial parks or in areas which have adequate support facilities but where the industrial activity will not hinder development of the area's dominant use.
- Policy 10: All commercial, industrial, public, semi-public and residential development should have

access to roads capable of handling anticipated traffic.

- Policy 11: The grouping of commercial activities is encouraged. Site design shall provide for the continued flow of traffic and limit impact upon nearby dissimilar uses and activities.
- Policy 12: Neighborhood commercial activities are encouraged when such uses provide increased convenience to area residents and the use can be designed to limit conflict with nearby uses.
- Policy 13: Existing agricultural lands with relatively high soil productivity should be preserved. For example, measures should be taken to preserve such tracts for agricultural use including limiting small lot residential development; generally this means a minimum lot size ranging from nine to thirty-five acres.
- Policy 14: Public recreation facilities intended to serve more than local needs should not be concentrated in a manner that will create hardship upon area residents.
- Policy 15: The Federal, State, County and Town governments should prepare recreation plans that take into account needs of local residents and other concerns including:
- Compatibility with surrounding land uses and planning policies.
 - Project characteristics: types of recreational uses to be offered, design and layout of the facilities, carrying capacity of the resource, aesthetics, safety and costs.
 - Serving of special needs (handicapped, elderly, etc.).
 - Environmental limitations.
 - Accessibility.
 - Local fiscal capabilities.

Recreation proposals which generally meet these standards should be supported for funding and permit approval.

- Policy 16: Township planning committees are encouraged to assist in the review of plans and applications. The County must give great weight to Town-Committee recommendations, and specific reasons must be given when the Town's recommendations are not followed.

- Policy 17: There shall be one resident from each Township appointed by the Town Board as an ex-officio member of the County Planning Commission.
- Policy 18: Townships shall be promptly notified of all plan amendments, zone changes, conditional use and variance applications.
- Policy 19: Performance standards rather than conditional use permits should be used for non-controversial routine development in order to speed approval.
- Policy 20: Rural industry and home business conditional use permits particularly in areas where density within one-half mile of the proposal is or where zoning permits more than 4 lots per "forty", shall be approved only if the following standards can be met:
- A need for such a use at this particular location exists.
 - The use has light industrial rather than heavy industrial characteristics.
 - Employment at the site generally limited to not more than five employees.
 - Stringent site design standards are implemented which protect adjacent properties from adverse impacts.
 - The proposed use will not significantly increase traffic on local roads.
 - The use conforms with other land use policies and the Zoning Ordinance.
- Policy 21: Mobile homes are recognized as an important housing alternative to the conventional single family dwellings; therefore, mobile homes on individual lots should be regulated in the same manner as conventional single family homes in the same zone district.
- Policy 22: Mobile home parks containing three or more mobile homes shall be restricted to areas that have public water and sewer facilities, and all parks shall be connected with these facilities, and when a mobile home park is being reviewed, the design requirements found in the Subdivision Regulations shall be generally applied.
- Policy 23: All lakes and rivers should have a developed and maintained public access with the design of the access determined by a water's ability to support additional use. The Department of Natural Resources should apply for a conditional use permit for all new public access.

- Policy 24: The Planning Commission shall hold a public hearing on all subdivision proposals in shoreland area containing more than twenty lots to determine if the need exists to prepare an Environmental Assessment Worksheet. Consideration should be given to requiring an Environmental Assessment Worksheet for other major development proposals.
- Policy 25: There should be strict and increased enforcement of junkyard regulations particularly in residential area.
- Policy 26: Van pooling and other energy saving transportation methods should be encouraged by government and industry.
- Policy 27: Hazardous waste disposal is recognized as a problem for the area and suitable disposal sites should be found for waste created in this area. Hazardous waste created from outside the Iron Range should not be disposed of on the Iron Range but in suitable locations in the vicinity of where the waste was created. The site selection process and final approval of a disposal site should be done through extensive public hearings on the Iron Range.
- Policy 28: It is recognized by St. Louis County that individual Towns may wish to further refine or make additions to these policies. This action will be recognized by the County in reviewing development proposals provided the Town's goals and policies do not conflict with County goals, policies and regulations or the overall public interest. It shall be the responsibility of the Town's ex-officio representative to the Planning Commission to inform the County as to the appropriate Town goals and policies.

PROPOSED WEST RANGE PLAN CONCEPTS

The goals and policies statement provides the general guidelines for a plan; the concepts identify specific criteria for land development. The concepts are based, in part, on the goals and policies, which should be consulted when the concepts do not fully explain a proposed action or in those situations where no concepts have been developed. The purpose of concepts is to explain why certain implementation steps are being taken. Implementation steps include zoning and can be found elsewhere in this document.

The following are the proposed West Range Plan concepts:

Concept 1 - Fragile Lands

Lands in this concept occur most often near developed residential areas or where pressure exists for residential development. However, due to environmental concerns, particularly poor soil conditions, these lands should not sustain similar development and, in fact, development of any type, unless it is carefully planned, could seriously affect the development of adjacent properties. Therefore, land placed in this category should fall under the zone district that is most restrictive as to uses. Land may be removed from this category only after the approval of a plan amendment and the completion of an Environmental Assessment Worksheet.

Concept 2 - Existing Residential Development

The existing development concept recognizes that some development has taken place which would no longer satisfy the development goals of the public. Therefore, this concept will be applied to areas outside shoreland areas when those areas are developed at higher densities than what would be called for under the plan. This concept will make it simpler for persons to construct residential and other uses.

Concept 3 - Forestry

The forestry concept has many purposes and land falls within this category for many reasons, including suitability for forest management and forest product processing or remoteness where development would require expensive public services and facilities. The land may be environmentally unsuited for intense development, but due to its remote location need not be placed under the fragile lands concept, or the land is used for large scale agricultural purposes. Lands within this category will likely be zoned to the largest lot size requirement available. Rezoning from the zone district implementing this concept may take place without a plan amendment only if it is a zone change to the next less restrictive zone district according to lot area requirements or if the rezoning is to a more restrictive lot size standard. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept, and related ones, be reviewed with resource management plans developed by the Land and Timber Department.

Concept 4 - Forest Transition

Lands within this category tend to be less isolated than land found in the forestry concept but many of the needs stated for the requirements in the forestry concept still exist; therefore, a need exists for rather stringent lot area requirements. Additionally, this concept allows for a buffer between the higher density development and the forestry areas which in many instances require large area for efficient operations. Lands within this category may be rezoned to the next higher or lower lot area requirements without requiring a plan amendment.

Concept 5 - Rural Estate

This concept recognizes the fact that many persons have moved into the country to farm including part-time or participate in other activities needing large amounts of land or to meet their needs. This concept is often applied to areas where farming activity is underway or where land is suitable for agricultural purposes. Additionally, land may be placed in this category in order to avoid the public costs associated with urban sprawl. This concept can serve as a buffer between highly developed residential uses and other uses. Rezoning from this implemented concept will usually require a plan amendment unless the rezoning is to a more restrictive lot size district.

Concept 6 - Rural Residential

This concept recognizes that many people desire to live in a rural setting generally free from the problems associated with higher density development, but where there is no need to purchase larger tracts of land for their needs. This concept will permit residential development on 4.5 acres provided adequate public services and facilities are available to serve the development. This concept may also be applied to areas where soil conditions are not conducive to higher density development or where there is a need to provide transition areas between potentially conflicting land uses.

Concept 7 - Suburban Residential

This concept is intended to point out areas where residential development on smaller lots should occur. These areas should have adequate soils, good road access and sufficient public facilities to serve the development. Development at this density will usually require the approval of a subdivision plat and, therefore, will have a more extensive review than other development. This review may show a need for larger lots than the minimum zoning requirement. This concept supports the need for larger lots or other actions as a result of subdivision plat review. No plan amendment is needed for any rezoning from the implemented concept if the rezoning does not result in lot sizes of less than one acre or more than 4.5 acres.

Concept 8 - Mobile Home Park

This concept shall be used for all mobile home park proposals. The Suburban Residential concept cannot be used if the intended use is a mobile home park. The purpose of this concept is to insure that the special issues involving mobile home parks are adequately addressed. Additionally, no one town should be expected to be the primary site for mobile home parks within the West Range area, and these parks should normally be located near the area cities since they have the public facilities and services to meet the needs of the usually high density mobile home parks.

Concept 9 - Waterfront

This concept provides for compliance with the State's shoreland management program, and shall include all land 300 feet either side of a stream that drains more than two square miles and around area lakes. The distance which this concept extends from the shores of lakes depends upon enforcing the intent of the shoreland management program and the intent of this planning process. Any zone change from the implementing zone district, including the development of an overlay zone district, shall require a plan amendment.

Concept 10 - Commercial

This concept is intended to set aside land for commercial purposes when the proposed or existing uses do not fit within the highway, neighborhood, waterfront, home business or occupation commercial categories. A plan amendment is required for any proposals falling under this concept.

Concept 11 - Mining

This concept recognized the importance of assuring that sufficient land will be provided for mining activities, including mining (existing and potential), stockpile areas, tailings basins and taconite plants. The zoning which implements this concept cannot be changed without a plan amendment. However, land within this concept may be eventually zoned to a special mining zone district which provides for reclamation, buffering and other concerns with no plan amendment. In some instances land within this concept is not under control of the mining companies which in those cases the land shall not be zoned so as to create nonconforming uses on the property. However, when such land is brought under control of the mining company within one year of the effectuation of this concept, the land shall be rezoned to permit mining. After the one year period the mining companies shall initiate a rezoning for the property if it is under their ownership.

Concept 12 - Industrial

This concept recognizes that certain industrial uses may need to locate within the study area. In those situations this concept should be implemented through the light industrial zone district in order to place

adequate controls on the industry. Additionally, the proposed use shall conform with the adopted goal and policy statements relating to this type of development. The plan amendment process shall be used for all proposed industrial uses.

Concept 13 - Recreation

This concept recognizes the need for major recreational facilities in the West Range area. This concept shall be used for recreational facilities outside of waterfront areas and have an excess of forty acres in area. This concept need not be used for recreation trails.

THE FOLLOWING TOWNSHIP MAPS ARE A PART OF THE ORIGINAL DOCUMENT

TOWN OF BALKAN

TOWN OF CHERRY

TOWN OF CLINTON

TOWN OF FRENCH

TOWN OF GREAT SCOTT

T 60 R 19 UNORGANIZED

TOWN OF SANDY

TOWN OF WUORI

T 59 R 21

T 60 R 20

T 60 R 18

T 59 R 18

TOWN OF NICHOLS

EFFECTUATION

- Section 1 This Ordinance shall take effect and be in full force on the 6th day of October, 1980, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 Public hearings held by the St. Louis County Planning Commission on August 11 and 14, 1980.
- Section 3 Recommended by the Planning Commission to the County Board for adoption on August 14, 1980.
- Section 4 Commissioner Kron moved the adoption of this Ordinance and Chairman Shannon duly seconded the motion and it was adopted on the following vote:

Yeas: Doty, Dodge, Kron, Hoff, Dicklich, and Chairman Shannon

Nays: None

Absent: Hall

Abstain: None

This Ordinance was declared adopted by the St. Louis County Board of Commissioners on the 22nd day of September, 1980.

A. LLOYD SHANNON
A. Lloyd Shannon, Chairman
St. Louis County Board of Commissioners

Certified as a complete and accurate copy of Ordinance No.
27, Article II, Section 7

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON

Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT
TO
WEST RANGE PLANNING AREA
WITHIN
TOWNSHIP 60 NORTH, RANGE 18 WEST

Adopted: September 27, 1982
Effective: September 27, 1982

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the West Range (Article II, Sec. 7) within Township 60N, Range 18W, shall be amended to accomplish the following:

Transfer of the following described property from Concept 4, Forestry Transition, to Concept 5, Rural Estate:

SE 1/4 of SE 1/4, W 1/2 of SE 1/4. and SW 1/4, all in Section 5;
All of Section 6 excepting G.L. #1, 2, 3, and 4;
G.L. #1, E 1/2 OF NW 1/4, and NE 1/4, all in Section 7;
NW 1/4, N 1/2 of NE 1/4, SW 1/4 of NE 1/4, W 1/2 of SE 1/4 of
NE 1/4, NW 1/4 of SE 1/4,
and W 1/2 of NE 1/4 of SE 1/4, all in Section 8.

Transfer of the following described property from Concept 4, Forestry Transition, to Concept 6, Rural Residential:

G.L. #3 and G.L. #4 in Section 5; G.L. #1, 2, 3, and 4 in Section 6.

Transfer of the following described property from Concept 4, Forestry Transition, to Concept 7, Suburban Residential:

W 1/2 of SW 1/4, Sec. 4; G.L. #1, G.L. #2, and NE 1/4 of SE 1/4, all in Section 5; E 1/2 OF SE 1/4 of NE 1/4 and E 1/2 of of NE 1/4 of SE 1/4, all in Section 8; NW 1/4 of NW 1/4, that portion of the SW 1/4 of NW 1/4 lying west of MNSTH #53, and that potion of the NW 1/4 of SW 1/4 lying west of MNSTH #53, all in Section 9.

Transfer of the following described property from Concept 3, Forestry, to Concept 4, Forestry Transition:

S 1/2 of NW 1/4 except that portion lying west of MNSTH #53 and that portion of the N 1/2 of the SW 1/4 lying east of MNSTH #53, all in Section 9.

CONCEPTS MAP
T 60 R 18

Amended: September 27, 1982

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 This amendment to Ordinance No. 27, Article II, Section 7, shall take effect and be in full force on September 27, 1982, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 Public hearings were held by the St. Louis County Planning Commission on September 9, 1982.
- Section 3 Commissioner Anzelc moved the adoption of this amendment and Commissioner Shannon duly seconded the motion and it was adopted on the following vote:
- Yeas: Commissioners Anzelc, Doty, Hall, Hoff, Kron, Krueger, and Shannon
- Nays: None
- Absent: None
- Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 27th day of September, 1982.

GARY DOTY
Gary Doty, Chairman

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article II, Section 7.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST;

RAYMOND C. CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT
TO
WEST RANGE LAND USE PLAN
WITHIN
TOWNSHIP 59 NORTH, RANGE 21 WEST

Adopted: January 10, 1983
Effective: January 10, 1983

AMENDMENT TO WEST RANGE LAND USE PLAN

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the West Range (Article II, Section 7) shall be amended to transfer the following described property from Concept 11, Mining, to Concept 10, Commercial.

That part of Government Lot 6, Section 34, Township 59 N., Range 21 W. described as follows:

Beginning at the E 1/4 corner of Section 34, thence N 1 degree-04' W, assumed bearing, along the East Line of said section a distance of 106.7 feet, thence N 41 degrees-12' W a distance of 444.6 feet, thence S 39 degrees-35' W a distance of 173.4 feet, thence S 19 degrees-40' E a distance of 129.9 feet, thence S 15 degrees-47' W a distance of 151.2 feet, thence S 35 degrees-43' E a distance of 80 feet more or less to the South Line of Govt. Lot 6, thence Easterly along the South Line of said Govt. Lot to the point of beginning, excluding all road right-of-way.

MAP T 59 R 21

SEE ORIGINAL DOCUMENT

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 7, shall take effect and be in full force on January 10, 1983, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 Public hearings were held by the St. Louis County Planning Commission on December 9, 1982.

Section 3 Commissioner Shannon moved the adoption of this amendment and Commissioner Lamppa duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Cerkvenik, Doty, Kron, Krueger, Lamppa, and Shannon

Nays: None

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 10th day of January, 1983.

WILLIAM J. KRON
William J. Kron, Chairman

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article II, Section 7.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C. CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT
TO
WEST RANGE LAND USE PLAN
WITHIN THE
TOWN OF WUORI - T59N, R17W

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the West Range (Article II, Section 7) shall be amended to transfer the following described property from Concept 7 - Suburban Residential to Concept 10 - Commercial:

The southerly seven hundred feet of that portion of Government Lot 4
lying West of U.S. Highway 53, Section 7, Township 59 North, Range
17 West (Town of Wuori)

Adopted: April 25, 1983
Effective: April 25, 1983

MAP

T 59 R 17
TOWN OF WUORI

SEE ORIGINAL DOCUMENT

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 7, shall take effect and be in full force on April 25, 1983, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 Public hearings were held by the St. Louis County Planning Commission on March 17, 1983.

Section 3 Commissioner Cerkvénik moved the adoption of this amendment and Commissioner Shannon duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Cerkvénik, Doty, Kron, Krueger, Lamppa, Shannon and Janezich

Nays: None

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 25th day of April, 1983.

WILLIAM J KRON
William J Kron, Chairman

Certified as a complete and accurate copy of Amendment to Ordinance No. 27, Article II, Section 7.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON

Raymond C Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT
TO
WEST RANGE LAND USE PLAN
WITHIN THE
TOWN OF CLINTON
TOWNSHIP 57 NORTH, RANGE 18 WEST

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the West Range (Article II, Section 7) shall be amended to transfer the following described property from Concept 5 - Rural Estate to Concept 10 - Commercial:

Part of Government Lot 4, beginning 208 feet 8 1/2 inches East of SW corner, running thence North 208 feet 8 1/2 inches, thence East 208 feet 8 1/2 inches, thence South 208 feet 8 1/2 inches, thence West 208 feet 8 1/2 inches to point of beginning, Section 18, Township 57, Range 18 (Town of Clinton).

Adopted: July 14, 1986
Effective: July 14, 1986

MAP

T 57 R 18
TOWN OF CLINTON

SEE ORIGINAL DOCUMENT

AMENDED JULY 14, 1986

EFFECTUATION

- Section 1 This amendment to Ordinance No. 27, Article II, Section 7, shall take effect and be in full force on July 14, 1986, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 A public hearing was held by the St. Louis County Planning Commission on November 14, 1985.
- Section 3 A public hearing was held by the St. Louis County Board of Commissioners, on the recommendation regarding changes in the Land Use Plan and Zoning Map, on June 23, 1986.
- Section 4 Commissioner Shannon moved the adoption of this amendment and Commissioner Cerkvénik duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Doty, Krueger, Kron, Shannon, Cerkvénik, and
Chairman Lamppa - 6

Nays: Commissioner Janezich - 1

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 14th day of July, 1986.

HERBERT R LAMPPA
Herbert Lamppa, Chairman

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
7.

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST;
KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO ORDINANCE #27

WEST RANGE LAND USE PLAN

TOWN OF BALKAN CONCEPT MAP

Contents:

1. Planned Development Concept (new concept)
2. Planned Commercial Development Concept(new concept)
3. Revised Concept Map designating areas for the two new concepts and altering other concept areas in Sections 19, 20, and 29, Township 58, Range 20 (Town of Balkan)

Public Hearings in 1987

August 25, Balkan Town Hall (Planning Commission)
September 10, IRRRB Offices, Eveleth (Planning Commission)
October 8, IRRRB Offices, Eveleth (Planning Commission)
October 26, St. Louis County Court House, Hibbing (County Board)

Adopted by County Board and in effect

October 26, 1987

PLAN AMENDMENT
ORDINANCE 27, SECTION 7
CONCEPT 14 - PLANNED DEVELOPMENT

Certain areas in St. Louis County require particularly careful review of development proposals in order to avoid either significant environmental impacts or adverse impacts upon other industries such as mining and tourism. Land is placed under this concept not to discourage development but to insure that it occurs in a manner that compliments existing or potential development. This concept may only be used if at least one of the following criteria are met:

1. Property if near a mining area and new development would have the potential of limiting mining development either because of off-site impacts of mining (noise, blasting, dust, traffic) or the potential for mining expansion.
2. Property contains environmental features such as streams, high water table or soil erosion areas which will significantly impact county population centers.
3. Property is near major tourist attractions or other major industry which if development is poorly planned the possibility exists that the particular industry would be unable to expand.

This concept shall be implemented by the Open Space (O) zone district. Zoning changes may be applied for without a plan amendment, however, the County shall either consider an Environmental Assessment Worksheet for the property or require the proposer of the development to address in the development review the specific steps that will be taken to mitigate the off-site impacts which led to the use of this particular plan concept.

CONCEPT 15

PLANNED COMMERCIAL DEVELOPMENT

St. Louis County supports commercial development, but it also recognizes that in certain areas such development must be carefully laid out in order to not detract from an area's social, cultural and economic environment. The Planned Commercial Development has been established to allow the town, county and area citizens an opportunity to review through the conditional use process proposed commercial development. This concept shall only be used in limited areas and as part of the land use planning effort specific standards shall be developed for the particular area under consideration for the concept. Those standards shall be made part of the concept as applied in that particular area. This concept shall be implemented by a commercial district that provides for the appropriate conditional use and performance standards. The concept may temporarily be implemented by use of an O-Open Space zone district. A plan amendment is required for all zone changes other than for O-Open Space or Limited Commercial districts.

The site review of the area in the vicinity of the "Miner's Memorial" shall consider the following factors:

1. No structures shall exceed 35 feet in height, and no structure or use shall be placed within 300 feet of the miner memorial base.
2. There shall be no off-site advertising signs except those pertaining directly to Ironworld.
3. All development proposals shall include a landscape plan and a plan covering the exterior of all structures. No signs, structures, or uses shall detract from the memorial.
4. Tourism and neighborhood commercial uses are encouraged for this area. All other types of commercial activity shall demonstrate a particular need to be located on this site. The following uses are examples of uses that should be encouraged: motels, campgrounds, cultural centers and recreational facilities.

MAP

T58 R20

TOWN OF BALKAN
PROPOSED CONCEPT MAP OCT. 1987

SEE ORIGINAL DOCUMENT

EFFECTUATION

WEST RANGE PLAN AMENDMENT

Ordinance Number 27 (Land Use Plan), Section 7 (West Range Plan), including Town of Balkan Concept Map, shall take effect and be in full force on the 26th day of October, 1987 upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on August 25, September 10, and October 8, 1987, and by the St. Louis County Board on October 26, 1987.

Recommended by the Planning Commission to the County Board for adoption of the 8th day of October, 1987.

Commissioner Janezich moved the adoption of these amendments and Commissioner Prebich duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Doty, Kron, Lamppa, Prebich, Janezich, and Chairman
Shannon - 6

Nays: None

Absent: Commissioner Krueger - 1

A. LLOYD SHANNON
Chairman of County Board
Certified as a complete and accurate copy of the Amendment

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

PLAN CHANGE - TOWN OF BALKAN

Planning Commission Hearing - June 9, 1988

County Board Hearing - June 14, 1988

Approved by County Board - June 14, 1988

1. This Plan Amendment covers the following lands within the Town of Balkan:

The NE 1/4, the N 1/2 NW 1/4, and the S 1/2 of Sec. 23;

The W 1/2 of Sec. 24;

The N 1/2 NW 1/4, lying N. of the centerline of U.S. 169 (Cross-Range Hwy.) of Sec. 25;

The N 1/2, lying N. of the centerline of U.S. 169 (Cross Range Hwy.) and the N 1/2 of the SW 1/4, lying N. of the centerline of U.S. 169 (Cross-Range Hwy.) of Section 26;

The N 1/2 N 1/2, the E 3/4 S 1/2 N 1/2, the E 3/4 N 1/2 S 1/2, lying N. of the centerline of U.S. 169 (Cross-Range Hwy.) of Section 27;

All of the above described property being within the Town of Balkan, Township 58 North - Range 20 West.

2. The land is presently within a Mining Concept (Concept 11 of Art. II, Section 7 - West Range Plan, Ordinance 27 - Comprehensive Plan for St. Louis County). This concept reads as follows:

Concept 11 - Mining

This concept recognizes the importance of assuring that sufficient land will be provided for mining activities, including mining (existing and potential), stockpile areas, tailings basins and taconite plants. The zoning which implements this concept cannot be changed without a plan amendment.

3. The proposed concept is the Forestry Concept, which reads as follows:

Concept 3 - Forestry

The forestry concept has many purposes and land falls within this category for many reasons, including suitability for forest management and forest product processing or remoteness where development

would require expensive public services and facilities. The land may be environmentally unsuited for intense development, but due to its remote location need not be placed under the fragile lands concept, or the land is used for large scale agricultural purposes. Lands within this category will likely be zoned to the largest lot size requirement available.

4. The County Board has found the following conditions exist which justify the plan change in accordance with the criteria set forth in Ordinance Number 27:
 - A. The mining industry has declined since adoption of the plan. The mining concept does not allow for the multiple uses another concept would permit.
 - B. The M-2 zone district, which is the direct result of a Mining Concept, allows for a wide range of industrial activity with limited public review. The new concept and zone district will bring under public review a wide range of activity where potential adverse impacts could be regulated.
 - C. The plan change will allow a potential developer of the property to develop a new industry for the Iron Range. This industry will add jobs and increase the tax base. It will also make use of abandoned mining areas which have only limited alternate uses.
 - D. A change in this area will assist in protecting the Chisholm water supply. Also, no new public roads would be needed to serve the property and Highway #169 would not need to be improved to handle the traffic. Finally, the site is convenient for people who may work on the site.
 - E. There is a lower density requirement but this is more than offset by the variety of uses that could be developed on the property.
5. The Land Use Plan amendment includes the concept map attached to this document.

MAP

T58 R20
TOWN OF BALKAN

CONCEPT MAP JUNE 1988

SEE ORIGINAL DOCUMENT

EFFECTUATION

WEST RANGE PLAN AMENDMENT

This amendment to Ordinance No. 27, Article II, Section 7, including Town of Balkan Concept Map, shall take effect and be in full force on the 14th day of June, 1988, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on June 9, 1988, and by the St. Louis County Board on June 14, 1988.

Recommended by the Planning Commission to the County Board for adoption on the 9th day of June, 1988.

Commissioner Krueger moved the adoption of these amendments and Commissioner Doty duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Doty, Krueger, Kron, Lamppa, Shannon, Prebich, and
Chairman Janezich - 7

Nays: None

Absent: None

JERRY R JANEZICH
Chairman of County Board

Certified as a complete and accurate copy of
the Amendment to Ordinance No. 27, Article
II, Section 7.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST
KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO THE
WEST RANGE PLANNING AREA
WITHIN THE
TOWN OF CHERRY

T. 57 N. - R. 19 W. - SECTIONS 23, 24, 25 & 26

(Ordinance No. 27, Article II, Section 7)

Adopted: September 26, 1989

Effective: September 26, 1989

Ordinance Number 27, Article II, Section 7

Plan Amendment Summary
Town of Cherry

- 1) The E 1/2 of the SE 1/4 of Section 23, the W 1/2 of SW 1/4 of Section 24, the W 1/2 of the NW 1/4 of Section 25, and the E 1/2 of the NE 1/4 of Section 26, Township 57 North, Range 19 West (Town of Cherry), shall be placed in Concept 2 - Existing Residential Development from Concept 6 - Rural Residential.
- 2) The West Range Land Use Plan Existing Residential Development Concept reads as follows:

Concept 2 - Existing Residential Development

The existing development concept recognizes that some development has taken place which would no longer satisfy the development goals of the public. Therefore, this concept will be applied to areas outside shorelands areas when those areas are developed at higher densities than what would be called for under the plan. This concept will make it simpler for persons to construct residential and other uses.

MAP

TOWN OF CHERRY
CONCEPT MAP

SEE ORIGINAL DOCUMENT

AMENDED SEPTEMBER 26, 1989

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 7, shall take effect and be in full force on the 26th day of September, 1989, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on Feb. 9 and May 11, 1989, and by the St. Louis County Board of Commissioners on Sept. 26, 1989.

Recommended by the Planning Commission to the County Board for adoption on the 11th day of May, 1989.

Commissioner Lamppa moved the adoption of this Ordinance amendment, and Commissioner Raukar duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Kron, Lamppa, Lepak, Prebich, Raukar, and Chairman Doty
- 6

Nays: None

Absent: Commissioner Krueger

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 26th day of Sept. 1989.

GARY DOTY

Chairman, St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
7.

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON

Karen Erickson, Clerk

St. Louis County Board of Commissioners

Amendment To The
West Range Planning Area
Within The
Town of Great Scott

T. 58-19 - Gov't Lots 2,3,4 & SW 1/4 - NE 1/4, Sec. 4

(Ordinance No. 27, Article II, Section 7)

Adopted: January 10, 1995
Effective: January 10, 1995

West Range Plan Amendment - Town of Great Scott

Introduction: The area under consideration is located two miles north of the City of Buhl on County Highway #25. The original proposal was to remove the mining designation from the entire north half of Section 4 and to place it in a category called Forest Transition. This category would permit the construction of homes. Mining company and DNR Minerals representatives came to the Commission hearing to explain that the area would be used for the storage of overburden. They did not object to the use of the Anne Seaman owned property for a residence. They did not, however, want the entire north half of the section to be so reclassified. Staff amended its recommendation to allow residential construction only on the parcels adjacent to County #25 and one other privately owned parcel near the highway. Staff felt that rezoning only the Seaman property would result in spot zoning and could create a parcel surrounded by mining activity. The Planning Commission voted 3 yes - 3 no - 1 abstention regarding the staff recommendation. The vote should be considered by the Board as the Planning Commission making no recommendation to the Board. Staff stands by its revised recommendation and has requested that the County Attorney review this case.

The existing Plan concept for the area is Mining. It reads as follows:

This concept recognizes the importance of assuring that sufficient land will be provided for mining activities, including mining (existing and potential), stockpile areas, tailings basins and taconite plants. The zoning which implements this concept cannot be changed without a plan amendment. However, land within this concept may be eventually zoned to a special mining zone district which provides for reclamation, buffering and other concerns with no plan amendment. In some instances land within this concept is not under control of the mining companies which in those cases the land shall not be zoned so as to create nonconforming uses on the property. However, when such land is brought under control of the mining company within one year of the effectuation of this concept, the land shall be rezoned to permit mining. After the one year period the mining companies shall initiate a rezoning for the property if it is under their ownership.

The proposed Plan concept for the area is Forest Transition. It reads as follows:

Lands within this category tend to be less isolated than land found in the forestry concept but many of the needs stated for the requirements in the forestry concept still exist: therefore, a need exists for rather stringent lot area requirements. Additionally, this concept allows for a buffer between the higher density development and the forestry areas which in many instances require large area for efficient operations. Lands within this category may be rezoned to the next higher or lower lot area requirements without requiring a plan amendment.

RESOLVED, The St. Louis County Board of Commissioners changes the zoning from IND-4 to FAM-1 to implement a change in the Land Use Plan on the following described property:
Government Lots 2, 3, 4 and SW 1/4 of NE 1/4, Section 4, Town 58, Range 19 (Town of Great Scott).

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 7 shall take effect and be in full force on the 10th day of January, 1995, upon its adoption by the St. Louis County Board of Commissioners, and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

A public hearing was held by the St. Louis County Planning Commission on December 8, 1994 and by the St. Louis County Board of Commissioners on January 10, 1995.

Commissioner Mattson moved the adoption of this Ordinance amendment, and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Mattson, Krueger, Kron, Forsman, Prebich, Raukar, and Chair
Lepak - 7

Nays: None

Absent: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 10th day of January, 1995.

MARTIN LEPAK
Chair, St Louis County-Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
7.

GORDON MCFAUL
Gordon McFaul, County Auditor

ATTEST